

First Street First

The First Street Development in Clayton is to proceed built by the Department of Health and Human Services (DHHS).

First Street has been vacant since November 2011.

The existing property is owned by DHHS and managed by SouthEast. The outside picture of the property is deceptive. Over time the property became uninhabitable and renovation prohibitive, it was and remains, more cost effective to rebuild.

SouthEast has proposed that instead of rebuilding one dwelling three dwellings could be built and, therefore, increase affordable housing opportunities. Through the excellent work of Common Equity Housing Ltd planning permission and design specifications were in place in 2013.

The redevelopment is a pioneering enterprise that will provide a blueprint for a modest expansion of social housing through the construction of multiple dwellings on large blocks normally with one dwelling.

Up until his untimely death, SouthEast's former General Manager, Ian McLaren was the pioneer for this development.

Our proposal to DHHS was that SouthEast would go to tender as soon as the Department gave us the go-ahead with the development managed on our behalf by Common Equity Housing Ltd. Instead, DHHS will undertake the development and when completed SouthEast will manage the three new properties. Ultimately, what matters is there will be three properties for affordable housing instead of one.



For the latest events and news at SouthEast Housing go to <http://www.sehc.org.au>

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South East Housing Co-operative Ltd

Plaza Business Centre, The Hub
Level 3/26-36 McCrae Street Dandenong VIC 3175
PO Box 7141 Dandenong VIC Australia 3175
T (03) 9706 8005 | F (03) 9706 8558
www.sehc.org.au

CONTACTS

Maintenance

Jim Kokoras Property Officer

Feedback Options
Telephone 03 9706 8005
Email: jim@sehc.org.au
Facsimile: 03 9706 8558
Online: <http://www.sehc.org.au/index.php/services/maintenance-form>
Maintenance at [sehc.org.au](http://www.sehc.org.au)
<http://www.sehc.org.au/index.php/services/maintenance>

Tenancy

Joy Haines Tenancy Officer

Feedback Options
Telephone: 03 9706 8005
Email: joy@sehc.org.au
Facsimile: 03 9706 8558
Online: <http://www.sehc.org.au/index.php/services/tenancy-form>
Tenancy at [sehc.org.au](http://www.sehc.org.au) <http://www.sehc.org.au/index.php/services/tenancy>

Management

Joy Haines Acting Operations Manager

David Griffiths Acting Governance Manager

Feedback Options
Telephone: 03 9706 8005
Email: Joy@sehc.org.au / David@sehc.org.au
Facsimile: 03 9706 8558
Online: <http://www.sehc.org.au/index.php/contact/general-enquiry>



SouthEast on Facebook
<https://www.facebook.com/SouthEastHousingCoOp/>



SouthEast on Youtube
<http://youtube.com/z1Y913L-xR4>



<https://twitter.com/SEHCOOP>
Followers: 509 Tweets: 261
18 September 2015



Moving Forward

Since being appointed as Acting Managers on the 15 June 2015 Joy Haines and David Griffiths have sought to build on the work of the former General Manager, Ian McLaren, and have accomplished the following initiatives with the support of the board. These are initiatives that would not have been possible without the support of all the staff at the co-operative. All the staff are an interdependent team working together for the co-operative and it is gratifying the board recognises the excellent work of the co-operative's staff because of their competence and professionalism.

- The introduction of the AGM Update flyer which will be published monthly until the AGM on 16 November 2015.
- The publishing of an accessible and readable complaints brochure.
- The publishing of a 15th Anniversary brochure.
- The upgrading of the Housing Futures newsletter and agreement by the board to use the newsletter to better promote the co-operative with distribution extended to other co-operatives, local politicians and media.
- Initiating and conducting separate meetings with two sister co-operatives to discuss future joint collaboration and initiatives – with Northcote Rental Housing Co-operative and United Housing.
- Initiating the development of a Membership Services Strategy for consideration by the board.
- Continuing the work on the First Street Development with DHHS agreeing to build three dwellings.
- Continuing discussions with the City of Greater Dandenong on affordable housing supported by Common Equity Housing Limited (CEHL)
- Enhancing operational accountability and transparency to the board with management reports that focus on operational outcomes.
- Enhancing accountability and transparency to members through an Annual Report that includes new sections on Compliance Services, Tenancy Services, Maintenance Services and Membership Development Services and through enhanced visuals.
- The development of SouthEast presentation folders.
- The commissioning of a unique show bag produced by the Hamilton Community Centre to be provided to members at events, other meetings and to visitors.
- Organisation of three social event events on the 24th 25th and 26th of August 2015.

These initiatives reflect and reinforce a capacity and willingness for renewal and reinvention within the co-operative – a clear capacity within the staff irrespective of how long they have been with the co-operative.

The initiatives, of course, do not exist in a vacuum. They equally depend on the support of the board and members and this is a critical interdependent relationship which deserves a brief explanation.

Members: Ultimately, the co-operative is its members – their expectations and needs. Neither the board nor management and staff should be dismissive of members. Members may sometimes feel that they are being out-surveyed but the responses to these surveys are influential in decision-making e.g. whether or not to try and continue area social events. Surveys provide a broader feedback than possible simply from the board e.g. members responding to maintenance services received and members who have attended area social events. Members elect and are elected to the board and it is at General Meetings that the board's accountability and transparency can be tested by members. This equally depends, on the board presenting information and options that are accessible and understandable and on members willing and able to question the board at General Meetings. A board that is not questioned and challenged by members can become complacent. In the past the Annual Report presented to members was developed by management but this is no longer the case. The Annual Report is now approved by committees of the board and the board itself. Board accountability and transparency does not begin and end at general meetings. The Housing Futures newsletter, the web site and the Twitter account are also used to facilitate accountability and transparency.

Board: The board is elected by members – irrespective of the number of candidates and the number of votes. The board appoints the manager of the co-operatives and sets policy and has an expectation that operations of the co-operative are consistent with this policy and, therefore, has a responsibility to ensure that it can monitor and measure the consistency between policy and operations. The board governs the co-operative and the manager implements the governance policies e.g. ensuring that arrears policies are equally applied to all members and a board, or individual directors, may sometimes mistake operations with governance, but it can be easy to do and the difference between governance is not always as clear cut as is sometimes claimed and it can be contestable what is governance and what is operations but, nonetheless, there is a difference between governance and management. The board represents members but is not the members. Managers have to respect the decisions of boards but this does not preclude challenging boards. It is healthy if there is a robust discussion between the board and management – instead of a manipulative relationship. The decisions of the board are its resolutions and these are binding on managers and the role of the Chairperson is to ensure that board decisions are implemented and not create ad hoc decisions in-between meetings of the board. The co-operative board is a democracy with the Chairperson being the first among equals – rather than being a "boss."

Manager and Staff: The manager is appointed by the board and the manager appoints other staff. A crucial role of the manager is to ensure accountability and transparency to the board and there is always scope for continuous improvement. This has recently been addressed by managers and staff. Until recently, for instance, the Annual Report was prepared by the manager, signed off by the Chairperson and not seen by the board.

Until recently the report to the Registrar of Co-operatives was signed off as being seen by the board but was not and the board declaration of having seen the report was not true. The Annual Report is improving each year with increased levels of accountability and transparency recommended by management and supported by the board. These developments have depended on managers who support co-operative values and principles in practice – instead of a carpet bagger whose actions will undermine co-operation. It was also management that persuaded the

board to place the Housing Registrar's Annual Review on the co-operative's web site – the only registered provider or association to do so.

A co-operative is an interdependent construct of members, a board and staff. The relationships can change but they remain interdependent and unless this is recognised, then, the co-operative is being undermined.

Joy Haines and David Griffiths

Reform of the Federation (Housing): Discussion Paper.

Key factors affecting housing demand and supply controlled by governments.

(#) Federal Government influences 'demand' through policy in immigration, income support (including Rent Assistance), and financial regulation.

(#) State and local governments influence 'supply' through policy in planning and zoning, land release, and regulations.

N.B: All governments influence housing supply and demand through tax settings, e.g. negative gearing, land tax, capital gains tax, insurance and sales duties.

Social Housing: social housing incorporates (1) public housing, owned and managed by state governments, (2) community housing, managed by community organisations (e.g. SouthEast), who lease properties or receive a subsidy from the state government, (3) state and territory owned and managed indigenous housing.

In 2013-14, governments contributed approximately \$5.4 billion to social housing, assisting approximately 395,000 households.

The states are responsible for the delivery of social housing and have some flexibility in how funds are spent.

In 2013-14, the federal government provided approximately \$500m to the states, to address housing shortages, through construction of houses in remote indigenous communities.

Also, in 2013-14, the Commonwealth provided approximately \$4 billion in rent assistance to low income families.

National Affordable Housing Agreement (NAHA):

The NAHA is a funding arrangement between the Commonwealth and the states, which has existed in different guises for decades since the end of WW2, e.g. formerly the CSHA, the Commonwealth State Housing Agreement.

Under NAHA, the states have primary responsibility for delivery and regulation of social housing. The Commonwealth has full responsibility for providing CRA, i.e. Commonwealth Rent Assistance, through the social security system, to people on low incomes.

The nature of party politics has always been a 'catalyst for blame shifting' between governments. The states blame deficiencies and shortage of housing on a lack of funds by the Commonwealth and, in turn, the Commonwealth blames the states for inefficient management of housing stock, and on it goes.

(#) The Proposed Options 1, 2 and 3:

Option 1 "A split system manager."

*The states retain full responsibility for funding, policy, service delivery, regulation of social housing, and homelessness services.

*The Commonwealth retain full responsibility for Commonwealth Rent Assistance.

BUT ... the Commonwealth would 'cease funding' under NAHA, and other national partnership agreements, e.g. for homelessness.

N.B: This option is NOT desirable, since there will be 'eternal' inconsistency of funding across the states, whenever there may be a change of government (possible every 3-4 years).

At least, it is harder for a federal government to 'favour' some states over others, whatever party is in power, and thereby can be maintained some consistency of funding across all states.

Option 2 "A shared system manager."

(i) The states retain full responsibility for policy, service delivery, regulation of social housing, homelessness services.

(ii) The Commonwealth retains responsibility for Commonwealth Rent Assistance.

(iii) Social housing, and homelessness services, would continue to be jointly funded by the states and the Commonwealth.

N.B: Under this option, there would be NO change to current 'expenditure responsibilities' (i.e. funding).

*This Option2 is the best option for consistency and certainty of funding, for a country like Australia, with a relatively small population of 25 million people.

Option 3 "States and Territories have full responsibility."

*The states would have full responsibility for policy, funding, service delivery, regulation of housing assistance, and homelessness services.

*The Commonwealth would no longer provide Commonwealth Rent Assistance, and would 'cease funding' under NAHA, and the National Partnership Agreement on Homelessness.

*The states 'could choose' to continue to provide rental subsidies (to social housing), or 'financial assistance' to people in the private rental market.

(#) This Option 3, is a total abdication of responsibility by the federal government, and would be disastrous for the states, and the affected low income people who now use, and will need affordable housing in the future.

N.B: Where do the states find the funds for housing services, out of 'thin air'?

This is a 'do nothing' rationalist type of policy, that is turning away from seventy years of an established funding system that while not perfect, is one that works, and provides an absolutely critical basis for continuity, and some level of certainty.

Also, the 'decentralising' of rent assistance away from the Commonwealth, and therefore any link with social security, is NOT something that should be aimed for. That would be disastrous if something as vital as this assistance to low income people, was left to the 'political whims' of various state governments.

Greg Nolan

■ <https://federation.dpmc.gov.au/publications/discussion-paper>

SouthEast Community

Area Social Events

Area Social Events were organised on the 24th (Frankston), 25th (Oakleigh-Moorabbin) and 26th (Ringwood) August 2015 with 56 adults attending including 50 members. There were also 24 children in attendance.

The success of the events was due to Acting Manager Joy Haines with the support of Acting Manager Governance David Griffiths, Michelle D'Rozario, Administration Officer and Assistant Asset Coordinator and Dale Carroll, Compliance and Development Officer.

Board Chairperson Andrea Lee, Deputy Chairperson Shirley Faram and director Jan Dickson attended all three events with director Greg Nolan attending two events.

Highlights of each event were a tribute to the former General Manager Ian McLaren, show bags with goodies, door prizes, a guess the number of lollies in a jar competition and a magician.

The evenings were an opportunity for members, directors and staff and to enhance community within the co-operatives. When asked would they attend similar social events in the future, 76.79% said yes definitely.



Frankston R.S.L.



Happy Anniversary

The Future



South Oakleigh Club



Dorset Gardens

Community

“You’re made to feel part of the community – our voices are heard”

(comment of member tenant at the Oakleigh meeting).

At each of the area social events members were invited to comment on three questions

- 1 What is special about our SouthEast co-op community that we want to keep?**
- 2 What can we change or create in our co-operative community to make it an even better place?**
- 3 What positive things have we lost we want to get back?**

The idea and the questions were from staff member Dale Carroll. Self-stick sheets of paper were attached to the wall at each venue and members were invited to write responses to each question. The responses have been reproduced to stimulate further responses.

What is special about our SouthEast co-op community that we want to keep?

Answers from Frankston Community Members

Social friendship, Learn new skills, Be able to voice your opinion, Things in common, Christmas Event, Made to feel welcome, The great information – feel like I know what’s going on in the co-op

Oakleigh

Your made to feel part of the community – our voices are heard
Security of tenure, Secure tenure and reasonable rent.
Excellent maintenance programs – no waiting, The services – example – maintenance is excellent, We all work as a team.
Secure tenure and affordable rent.

Ringwood

It is very welcoming i.e. flowers when we moved in.
The communication from head office
The Christmas Party
Andrea Lee
Great for family security regarding housing
Comrade
Personable
Staff are friendly and approachable
The get togetherness – meetings/functions etc.

What can we change or create in our co-operative community to make it an even better place?

Frankston

More social events
More get togethers
Bus trip! Yah
Night out
Dinner
Theatre
Trivia night
Kids events e.g. face painting

Oakleigh

Solar panels for all homes with all excess generated power being owned by the co-op which could then be sold back to the power company with any profits going back into the coop of which they could purchase more homes with it. Win-win for tenants and the co-op.
list in newsletter new tenants and tenants who have left the co-op.

Ringwood

Better promotion of events
Better organization
Seems great so far!!!
More children’s events.
More \$ spent on upgrading of properties i.e. maintenance etc.
Open door policy @ Dandenong office
Short courses offered to tenants to up skill –typing, computers, and basic accounts and or office admin duties and they are held at the Dandenong office.
Explore opportunities for houses to be environmentally sustainable – solar panels and rain water tanks.

What positive things have we lost we want to get back?

Frankston

More people coming to meetings
More of this sort of local event. Fantastic.
Kids invited more often - Kid friendly events.
At meetings – bring children? Minded at meeting?
Love local events, great to meet other members

Oakleigh

Watch this space

Ringwood

Ian
Meetings closer to home
Community spirit within reason

The Showbags and Goodies



Winners of the Count the Lollie Jar Competition

When you belong to an organisation like SouthEast, it's all about "people helping people"

Maggie's experience as a SouthEast member is a perfect example of this.

Maggie has been a member of the co-op since 1990 – that's 25 years. Maggie was originally a member of the Oakleigh Housing co-op which merged with SouthEast in 2000.

Maggie's experience is a perfect example of people's needs changing over time. She has recently moved from a small retirement unit in Frankston to a larger family 3 bedroom home close to schools and other facilities.

In 2014 Maggie's grand kids came to live with her. Michael and Cloe were at Huntingdale Primary School and Maggie was travelling to and from Huntingdale every week day and doing at least 800 kilometres a week.

Her retirement unit was both too small and too far from facilities making life difficult for every one. That was 2013. How things have changed in 2015.

As a member of SouthEast, we recognise that when people's needs change we always try to help our members meet that change. Now life has changed for the better for Maggie and her family.

Maggie needed a bigger home closer to schools and shops and happily SouthEast was able to help Maggie make those changes. A few months ago, the ideal home became available for Maggie and SouthEast was delighted to offer this house to her.

Maggie and her family now have a great three bedroom house in Frankston North, 5 minutes from the local primary school, close to shops and all facilities a young family needs.

Her retirement unit has now gone to Helen, another SouthEast member who wanted to downsize into something smaller. A very happy outcome for every one!

Again, it's all about "people helping people."



Maggie, Michael & Chloe

Making Energy Bills Fairer For Families

Tuesday 01 September 2015

The Andrews Labor Government has introduced new measures that will provide fairness, certainty and security for families and their energy bills, announcing changes to key legislation today.

The Labor Government's amendments to the Electricity Industry Act 2000, Gas Industry Act 2001 and the Essential Services Commission Act 2001 will strengthen protections so that households can have greater confidence when dealing with their energy service provider.

The amended legislation bans early exit fees for fixed-term electricity and gas plans where the retailer increases the price. Until now, customers under fixed-term energy plans had no guarantee the price they signed up for would remain for the plan's duration.

Under the new laws, if power and gas retailers increase their prices for customers on fixed-term arrangements, households can leave that arrangement without suffering early exit fees.

The Essential Services Commission (ESC) will also have greater powers to enforce compliance with energy sector consumer protections. This includes the ability for the ESC to impose a \$20,000 penalty if an energy retailer has breached its licence obligations.

Energy retailers will have to provide information to the ESC for the publishing of an annual compliance and enforcement report, which will allow households to make more informed choice about their energy retailer.

The wrongful disconnection payment to customers has been doubled to \$500 per day, with the ESC also able to impose a \$5,000 penalty for each breach of the Energy Retail Code that has led to a wrongful disconnection.

Retailers will also be required to provide solar customers with access to the same offers as their non-solar counterparts, ensuring that incentives for investment in solar are not undermined by energy retailers imposing higher charges on solar customers.

The Government is working to ensure that the energy retail market provides positive outcomes for consumers and families have certainty with their bills.

Lily D'Ambrosio
Minister for Energy:

“These changes will provide greater fairness, certainty and security for families when it comes to their energy bills.”

“The previous Liberal Government left households struggling, with energy disconnections soaring and wrongful disconnections doubling.”

“We're putting the interests of Victorians at the front and centre of our energy retail policy.”



Investment Welfare

18 August 2015

Our Budget committed \$20.7 million to implement an Australian Investment Approach.

This is about directing funding where it will do most good and, in particular, reduce long-term welfare dependency.

It is about investing upfront to make long-term savings and prevent long-term misery.

The Approach involves using actuarial valuations to assess which risk factors drive long term welfare dependency and which groups will be most helped by early intervention.

It works like insurance, examining forward liabilities, in this case welfare liabilities, and then directing funding to where it will be most effective.

It tells us where we should focus our efforts and where we should spend if we want to make a real and long-term difference.

The Investment Approach provides greater flexibility than the present system to stop, trial and expand programmes and services, and move funding to where it improves outcomes such as improving long-term employment.

New Zealand has already implemented an Investment Approach.

To give you an example of how the system works, New Zealand's actuarial analysis told them young parents and single parents have the highest lifetime costs compared to other groups on welfare.

The New Zealanders are therefore concentrating on getting those young parents trained and into jobs through programmes of support and work obligation.

New Zealand Finance Minister Bill English reported recently that there are now 43,000 fewer children living in benefit dependent



households than there were three years ago thanks to the Investment Approach, and the number of sole parents on a benefit is the lowest since 1988.[1]

New Zealand's most recent welfare valuation found the future liability of beneficiaries had reduced by \$7.5 billion in the last year, with \$2.2 billion of that attributable to measures taken by the government.[2]

A procurement process for an actuarial service provider here in Australia is currently underway.

Australian Davos Connection Canberra
Forum, Parliament House

The Hon Scott Morrison MP
Minister for Social Services

Annual General Meeting

16 November 2015
Dandenong Club at 7:00 p.m.

- Annual Report
- Chairperson Election
- Guest Speakers
- Door Prizes
- Chair Prizes

Tracey Hall

Convenor, Business and Finance Committee



“We will have to create our own growth”

When did you first get involved with housing co-operatives?

It was in 1999. I was living in private rental and a friend saw an advertisement for the Oakleigh Housing Co-operative. I was a member before I was housed.

Why a co-operative?

I liked the values of a co-operative. I had a young child. She was 15 months and we moved into a co-operative home when she was two. I liked the idea that everybody pitched in and helped out. I could also take my young daughter to meetings.

What about the formation of SouthEast?

In 2000 SouthEast still had committees with volunteer members for a while. Administration, Management, Tenancy, Finance and Policy.

The board of SouthEast?

I joined the board in 2002. There were still committees but because of privacy issues we only kept two, Policy and Finance.

I have been Convenor of the Business and Finance Committee for many years and in-between Policy Convenor, Secretary and Chairperson.

How important is the Business and Finance Committee?

It's very important. It's where all the \$'s come from to pay for ideas. I like doing the budget and I like seeing the surplus at the end of each month and providing Business and Finance reports to the board. No decisions are made by the committee. It only makes recommendations to the board.

What about growth?

This is undertaken by Business and Finance. We have purchased ten houses. We have looked at all ways to achieve growth. We have looked at subdivisions. Growth means more surplus and more benefits to our members.



What about the relationship with the Department of Health and Human Services?

We have moved from a Head Lease to a Housing Provider Lease to a General Lease. The General Lease is best for us because it gives us more autonomy and surplus.

What about the Managers of SouthEast?

We have had Peter Sibley, Greg Flynn, Ian McLaren and now Joy Haines and David Griffiths – managers with many different ways in which they work and communicate. There were differences.

How would you say the co-operative is faring?

We are in a very healthy position and, in particular, the longevity of staff and their continued service to members, staff continue while managers change.

Our annual report has changed dramatically from photocopied sheets to a state-of-the-art professional production. Our Annual Report is something to be proud of.

What about the future of the co-operative?

Our future lies in the values of the co-operative and its members. We have a board that wants to grow. The future looks bright but we will have to create our own growth.



Interview with

Joy Haines



What did you do before you joined the co-operative?

In 12 months prior to my coming to work for SouthEast, I had returned to Melbourne after living at Port Macquarie for approximately three years. My father had passed away and I felt I needed to return to be near my mother. I was settling back into life in Victoria when a friend showed me the advertisement for a tenancy officer at SouthEast.

I have had a variety of jobs over the years, cleaning houses when I was on my own with two kids at the same time working part time at a donut franchise. I went on to manage the store for about ten years; I also managed a Red Rooster store for about five years. I have worked for a solicitor and worked in all areas of Real Estate for many years, including being branch manager of an agency at San Remo. Whilst working part time I studied a total of four years to obtain my Estate Agents Licence, this is required if a person wishes to own or manage a Real Estate Agency. But I firmly believe a degree from the School of Hard Knocks is a most valuable qualification to have.



My entire life I have had a deep passion and love for animals particularly horses and dogs. While I was living at Port Macquarie I trained race horses. They are amazing creatures and you would be surprised how much you can learn from horse's behaviour. Learn to read horse behaviour and you will always know what sort of person you are dealing with.

When did you first join the co-operative?

I joined the co-op as an employee in late 2001. At first it was only one day per week but over time grew into a full week.

Why have you stayed with the co-operative?

I have stayed with the co-op all these years as from day one I was blown away by the benefits that being part of a housing cooperative gives to its members. Of course I knew about trading cooperatives but I was ignorant about rental housing cooperatives. I really love the personal approach to our members and the fact that over the years I have built up such a good rapport with all of our members. Serving the needs of members is a commitment shared by all staff.

The co-operative has had three managers since 2000 - Peter Sibly, Greg Flynn and Ian McLaren.

Did they have different styles and how did the staff work with these differences?

They had more similarities than differences. All were caring and empathic men who cared about the members of SouthEast. Although I will say when Greg Flynn was GM we had a lot of changes like becoming a Housing Provider and it was increasingly challenging particularly towards the end of his time here. However all three recognised the staff brought different skills and life experiences to the co-op which helped make the co-op what it is today. All managers were aware that the staff needed little supervision and left us alone to get on with the jobs we are employed to do. This is because all managers recognised the professionalism of the staff and they were aware we would bring their attention to any matter we were unsure of. I particularly liked working with Ian McLaren, he too had a great love of all animals and we often swapped animal stories. I am sure he is somewhere peaceful with a small white dog just like his Cindy.

You are Acting Manager Operations - what does that involve?

It involves overseeing all the day to day operations of the cooperative, so it is a very versatile role.

It includes seeing services are delivered to the members in a timely manner, making sure all reporting requirements are completed and submitted by the due dates, ensuring general day to day matters are taken care of and a host of other things that pop up unexpectedly each day. I will say one of the most stressful parts is making sure the staff get paid each fortnight. I am always relieved when I know the pays have gone through with no problems.

There is also an Acting Manager Governance - how does that work out when Ian previously did both jobs?

Personally I think it is a big advantage to have the manager's role split.

Operations and Governance is too much for one person to do really well. A person might have good skills in operations area but have none in Governance or vice versa, so splitting the job means you can concentrate and expend all your energies in the area you are best at.

Are there difficulties with job sharing?

I have not experienced any difficulties with job sharing the role with David Griffiths. Neither of us has big egos and we are happy to stick to what we do best. David is not always in the office but we are in constant contact via email, discussing ideas and keeping each other abreast with what is happening. Even on weekends I receive lots of emails from David; just recently my husband asked me if he needed to be concerned about a man called David that I was constantly receiving emails from.



Are there advantages of job sharing?

As I said it allows you to do what you are best at and alleviates a lot of tension knowing the person most suited for that particular task is dealing with it. Another positive is that saves the co-op quite a significant amount on wages as we were already employed by SouthEast and no additional benefits has to be factored into the budget as they will be with a new manager.

How would you describe the staff and their contribution to the co-operative?

The staff are hard working and all very tolerant of each other, always willing to help each other if necessary and always willing to go the extra mile as a team and for the members. Everyone makes a positive contribution to the cooperative and enjoy working here. The staff mesh extraordinarily well which has to be a benefit to the board and members as valuable time is not lost trying to sort out office politics. We all share a keen sense of humour making the office a happy place to work. I hope it will remain that way in the future. The staff has and are delivering services to members and are up to any challenges that are thrown at them. The ability to retain staff is considered an important performance indicator by the Housing Registrar. The staff are high performers and have developed service delivery expertise reflected in consistent higher than sector performance indicators that in turn afford SouthEast a reputation for cooperative excellence in the sector. Team players with specialist expertise like this are cooperative winners and an irreplaceable real benefit to members.

What do you think are the challenges facing the co-operative?

I think we face a few challenges in the future, trying to recruit members to go on the Board will be one, over my time here it has become increasingly more difficult to attract members to become part of the board. Another is SouthEast population is aging and we will need

to look at ways of providing for new needs that result from this including ways to make downsizing possible for members if they feel their present home has become too large to care for. It will also be a worry if any future general managers are not true cooperators fully committed to making sure the members receive the benefits a cooperative should provide.

A general manager coming from the private sector may only look upon SouthEast as a business and try to influence the Board down this path. A general manager must believe in co-operative values and principles and not pretend there is a commitment to get the job and I am confident the board realises the difference. It should be recognised it is a huge responsibility on the board and management to make the right decisions for members and staff. All decisions should have a positive impact on the members and staff's day to day lives.

Where to from here?

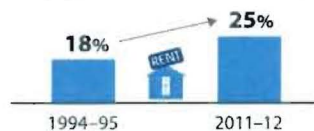
I have enjoyed combining my job of Tenancy officer with that of Acting Manager of Operations and will feel a loss of what more could be achieved when it comes to an end. Of course, at the risk of sounding self-indulgent, David and I have achieved a lot since our acting manager appointments and we hope the board recognises that we have been Acting Managers – and not acting as managers – and the facts speak for themselves. However, shortly SouthEast will be advertising for a fourth General Manager. As soon as a new general manager is appointed I will revert to my position of Tenancy Officer or, as I was affectionately dubbed many years ago, “The Rent Bitch”.

I am now entering my fifteenth year at SouthEast and have enjoyed every day of the time. If the past is any predictor I will still be here when the new General Manager has come and gone.

AIHW Statistics

Home ownership

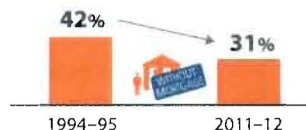
The proportion of households renting



The proportion of households with a mortgage

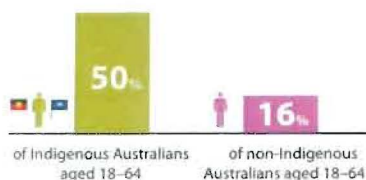


The proportion of households without a mortgage



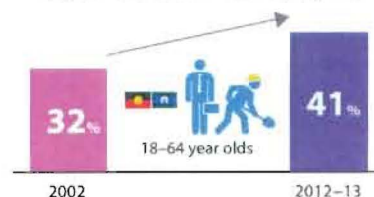
Indigenous Australians

In 2012-13, government payments were the main source of income for



For Indigenous Australians, this proportion is down from 63% in 2002.

Indigenous Australians aged 18-64 whose main source of income was from employment



Australia at a glance

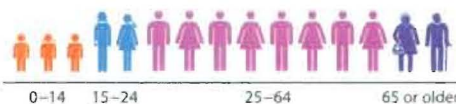
Our population is **23.5 million people**:

4.4 million Australians are aged 0-14

3.1 million Australians are aged 15-24

12.5 million Australians are aged 25-64

3.5 million Australians are aged 65 or older



A baby boy born between 2011 and 2013 can expect to live to 80.1 years and a baby girl to 84.3 years



There are almost **9 million households** in Australia:

74%—6.6 million—are family households

23%—2.1 million—are lone-person households

3%—0.3 million—are group households

68% of households own their home (with or without a mortgage)

25% rent from a private landlord

4% rent from a government housing authority

105,200 people were homeless on Census night 2011



Board Election

There is one vacancy on the board this year and retiring director Greg Nolan is re-nominating. Greg is the Secretary of the SouthEast Housing Co-operative Ltd.

Greg has been a SouthEast co-operative member since 2004, and previously a Moorabbin Rental Housing Co-op (RHC) tenant-member since October, 1989.

He has had two previous terms on Moorabbin RHC Steering Committee (Board) in late 1990's and early 2000's, including once as a Vice-Chair.

In the mid-90's, Greg was on a founding committee which had the task of setting up the constitutional foundations of the Joint Housing Collective (JHC) which was the initial state-wide peak body for RHC's in Victoria. He served for several years as Moorabbin delegate on the former JHC. The equivalent and expanded forum today is the Community Housing Federation Victoria (CHFV).

Life and work experiences have been in music education, public transport, horticulture and aged and disability care as both a part-time worker and volunteer.

A call for nominations to the board was issued on 4 September 2015 with nominations to be received by Noon on Tuesday 15 September 2015.

Annual General Meeting

**16 November 2015
Dandenong Club at 7:00 p.m.**

- Annual Report
- Chairperson Election
- Guest Speakers
- Door Prizes
- Chair Prizes

XMAS PARTY

Robert Eadie Pavilion and Grass Area

Healesville Sanctuary

Sunday December 06 2015

RSVP by October 31st.
Please provide numbers of children including age and gender

Contact Details to SouthEast Office

Telephone: 9706 8005

Privacy

SouthEast is committed to protecting your privacy and complying with all applicable privacy laws. If you have any questions or comments about our privacy practices, we can be contacted at PO Box 7141, Dandenong. Phone 03 9706 8005

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Authorisation

Housing Futures is authorized by the A/Manager (Governance), David Griffiths for publication.



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15 March 2015



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